

# UNOFFICIAL COPY



**Quit Claim Deed**  
Individual to LLC

ILLINOIS

Doc#: 1625629013 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/12/2016 10:02 AM Pg: 1 of 4

*Above space for recorder's use only.*

**THE GRANTORS, Vito Favia and Josephine Favia**, husband and wife, of the Village of Naples, County of Collier, State of Florida, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in and paid, CONVEY and QUIT CLAIM unto the **GRANTEE, Favia Properties, LLC – Series C Dearborn**, an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, with an address of 160 Wellington Drive, Bloomingdale, Illinois 60108, all interest in the following described real property (“Property”) situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To Have and to Hold, the above granted premises unto the Said Grantee forever.

SUBJECT TO: General real estate taxes for 2015 and subsequent years; covenants, conditions and restrictions of record; building lines and easements, if any.

Permanent Real Estate Index Number: 17-04-223-086-1018

Address of Real Estate: 1250 N. Dearborn Street, #22A, Chicago, Illinois 60611

VITO FAVIA

The date of this deed of conveyance is 7-14, 2016.

  
JOSEPHINE FAVIA

**REAL ESTATE TRANSFER TAX**

12-Sep-2016



CHICAGO: 0.00  
CTA: 0.00  
TOTAL: 0.00 \*

**REAL ESTATE TRANSFER TAX**

12-Sep-2016



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

17-04-223-086-1018

| 20160901656168 | 0-579-091-264

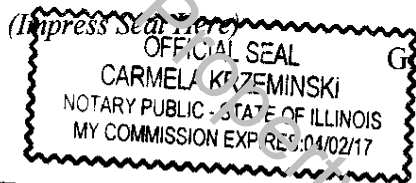
17-04-223-086-1018 | 20160901656168 | 0-087-808-832

\* Total does not include any applicable penalty or interest due.

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State of Ill )  
County of DuPage )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **VITO FAVIA** and **JOSEPHINE FAVIA** are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



Given under my hand and official seal July 14, 2016.

(My Commission Expires 4-2-17)

Carmela Krzeminski  
Notary Public

EXEMPT UNDER 35 ILCS 200/31-45 PARAGRAPH e.

7-14-16  
DATE

\_\_\_\_\_  
SIGNATURE OF AUTHORIZED PARTY

This instrument was prepared by: Vasili D. Russis Kelleher & Buckley, LLC 102 S. Wynstone Park Dr., #100 North Barrington, IL 60010	Send subsequent tax bills to: Vito Favia 575 2 <sup>nd</sup> Street South, # 102 Naples, FL 34102	Recorder-mail recorded document to: Vasili D. Russis Kelleher & Buckley, LLC 102 S. Wynstone Park Dr., #100 North Barrington, IL 60010
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## LEGAL DESCRIPTION

UNIT 22A IN 1250 NORTH DEARBORN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 25 IN BRONSON'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 93692416 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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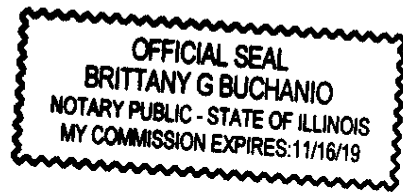
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or his/her entity recognized as a person authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 9-7, 2016 Signature: *Vito Favia and Josephine Favia*  
Vito Favia and Josephine Favia

Subscribed and Sworn to before me  
this 7th day of September, 2016

*Brittany M. Buchanio*  
NOTARY PUBLIC

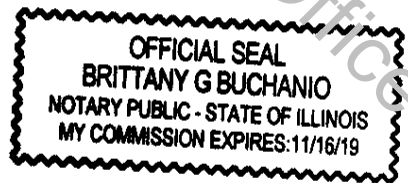


The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or his/her entity recognized as a person authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 9-7, 2016 Signature: *Vito Favia and Josephine Favia*  
Favia Properties, LLC - Series C Dearborn

Subscribed and Sworn to before me  
this 7th day of September, 2016

*Brittany M. Buchanio*  
NOTARY PUBLIC



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)